

MINUTES

STATE BUILDING COMMISSION MEETING

FEBRUARY 12, 2004

The State Building Commission met this day at 10:30 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:50 a.m.	Department of Labor and Workforce Development	
10:51 a.m.	Department of Safety	Deputy Commissioner Tom Moore
10:52 a.m.	Department of Environment and Conservation	Deputy Commissioner Jim Fyke
10:53 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:00 a.m.	University of Tennessee	Dr. Joe Johnson
	Department of Finance and Administration	
	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
John G. Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect	Jim Gunn, Department of Safety
Georgia Martin, Department of Finance and Administration	Dwight Hensley, Department of Environment and Conservation
Larry Kirk, Department of Finance and Administration	Kim Kirk, Department of Environment and Conservation
Charles Harrison, Comptroller's Office	Butch Peccolo, University of Tennessee
Janie Porter, Attorney General's Office	Jim Pieper, HNTB
Genie Whitesell, Attorney General's Office	Glenn Lindsay, Lindsay & Maples
Keith Robinson, Tennessee Board of Regents	Mike Picklesimer, Hart Freeland Roberts
Jerry Preston, Tennessee Board of Regents	Eric Klumpe, Middle Tennessee State University
David Gregory, Tennessee Board of Regents	John Cothern, Middle Tennessee State University
Pat Haas, Bond Finance	Steve Campbell, Barge Waggoner Sumner Cannon
Dennis Raffield, THEC	Tom Davis, Littlejohn Engineering
Ken Scalf, Department of Finance and Administration	Lanny Wilder, TBI
Doug Roberts, Department of Finance and Administration	Kay Sherriff, TBI
Nick DePalma, Department of Finance and Administration	Jim Thornton, City of University City
Phil Scherer, University of Tennessee	Andy Lyon, Department of Environment and Conservation
Alvin Payne, University of Tennessee	Chris Koch, JCI
George Criss, University of Tennessee	

Lieutenant Governor Wilder called the meeting to order at 10:50 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

10:50 a.m.

State Architect Mike Fitts apologized to the Commission when he noticed neither the Commissioner nor a representative from the Department was present, and explained they may not have gotten word of the meeting time change. Speaker Naifeh said he didn't object this time, but stated he didn't want to set a precedent. Governor Wilder then asked Mr. Fitts to proceed in presenting the request.

LABOR AND WORKFORCE DEVELOPMENT OFFICE BUILDING, HUNTINGDON, TENNESSEE

- 1) Approved a request for a revision in funding from \$113,000.00 to \$200,000.00 (\$87,000.00 increase) of a project for **Reroof and Repair** of the Office Building at Huntingdon, and authorization to award a contract to McKinney Construction Company, Inc., of South Fulton, in the amount of \$159,400.00, based on bids received January 28, 2004.

Revised Estimated Project Cost: \$200,000.00
SBC Project No. 180/001-01-03

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DEPARTMENT OF SAFETY

10:51 a.m.

Deputy Commissioner Tom Moore requested action on the following matter.

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **Establishing Homeland Security Measures** at Driver License Testing Stations and Highway Patrol Evidence Rooms, statewide.

Estimated Project Cost: \$1,206,000.00
SBC Project No. 502/001-01-04

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:52 a.m.

Deputy Commissioner Jim Fyke requested action on the following matters.

LONG HUNTER STATE PARK, DAVIDSON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Courtesy Boat Dock** at the Bryant Grove Boat Ramp on Percy Priest Lake at Long Hunter State Park, with design to be accomplished in-house by Departmental consultant.

Estimated Project Cost: \$20,000.00
SBC Project No. 126/115-01-04

TIMS FORD STATE PARK, WINCHESTER, TENNESSEE

- 1) Approved a request for a revision in scope and procurement process for wastewater treatment services from a public utility company, utilizing procurement through the Department of General Services or the Department of Finance and Administration, in the not-to-exceed amount of \$1,200,000.00, which will provide all project design and construction, and approval of a revision in and acknowledgment of the source of funding from \$1,480,000.00 to \$1,268,244.00 (\$211,756.00 decrease) of a project for **Sewer Plant Replacement** at Tims Ford State Park, Winchester, Tennessee.

Revised Estimated Project Cost: \$1,268,244.00
SBC Project No. 126/092-02-02

SHILOH NATIONAL MILITARY PARK, HARDIN COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$250,000.00 to \$285,000.00 (\$35,000.00 increase) of a project for **Tennessee Monument** at Shiloh National Military Park, Hardin County, Tennessee.

Revised Estimated Project Cost: \$285,000.00
SBC Project No. 126/124-01-02

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TENNESSEE BOARD OF REGENTS

10:53 a.m.

Chancellor Charles Manning requested action on the following matters.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,830,000.00 to \$1,875,500.00 (\$45,500.00 increase) for the **Site Improvements Phase 1A** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: **\$ 1,875,500.00**
SBC Project No. 166/009-04-98

- 2) Approved the Early Design Phase for an **Observatory** at Middle Tennessee State University in Murfreesboro, as presented by the design firm of Hart-Freeland-Roberts, and approval to allocate funding, acknowledgment of the source of funding, and authorization to proceed with the project.

Estimated Project Cost: **\$ 750,000.00**
SBC Project No. 166/009-07-02

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UNIVERSITY OF TENNESSEE

11:00 a.m.

Dr. Joe Johnson requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,000,000.00 to \$3,800,000.00 (\$2,800,000.00 increase) of a project for **Golf Team Facility** at the University of Tennessee at Knoxville, to include the construction of a practice course and equipment storage building on a portion of Cherokee Farm.

Revised Estimated Project Cost: \$3,800,000.00
SBC Project No. 540/009-06-01

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$20,000,000.00 to \$23,000,000.00 (\$3,000,000.00 increase) and approval of the Early Design Phase of a project for **Intercollegiate Swimming Facility** at the University of Tennessee at Knoxville, Tennessee as presented by the joint venture of HNTB / Lindsay and Maples.

Revised Estimated Project Cost: \$23,000,000.00
SBC Project No. 540/009-07-01

- 3) Approved a project and acknowledgment of the source of funding for **Softball Stadium Expansion Feasibility Study** at the University of Tennessee, Knoxville, and the selection of Bullock Smith & Partners to conduct the study.

Estimated Project Cost: \$75,000.00
SBC Project No. 540/009-01-04

- 4) Approved a project and acknowledgment of the source of funding for **Dressing Room Locker Replacement** at the University of Tennessee, Knoxville, and the selection of Cope & Associates to design and supervise the project.

Estimated Project Cost: \$300,000.00
SBC Project No. 540/009-02-04

- 5) Approved a project and acknowledgment of the source of funding for **Hess Hall Renovations** at the University of Tennessee at Knoxville, and the selection of The Lewis Group to design and supervise the window portion of the project.

Estimated Project Cost: \$10,740,000.00
SBC Project No. 540/009-03-04

- 6) Approved a request for a revision in funding and acknowledgment of the source of funding from \$260,000.00 to \$266,000.00 (\$6,000.00 increase) of a project for **Consultants** for the University of Tennessee at Knoxville.

Revised Estimated Project Cost: \$266,000.00

SBC Project No. 540/009-12-02

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Crowe Space Renovation** at the University of Tennessee Health Science Center, Memphis, with design to be accomplished by University staff.

Estimated Project Cost: \$190,000.00

SBC Project No. 540/013-01-04

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DEPARTMENT OF FINANCE AND ADMINISTRATION

TBI REGIONAL CONSOLIDATED FACILITY, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Emergency Generator and Security Improvements** at TBI Regional Consolidated Facility in Memphis, and the selection of Smith Seckman Reid to design and supervise the project.

Estimated Project Cost: \$115,000.00
SBC Project No. 500/002-01-04

JAMES K. POLK COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request to employ Connie Landers as an objects handler conservation technician on a project for **TPAC ADA Upgrade and Improvements** at the James K. Polk Complex, Nashville, Tennessee.

SBC Project No. 529/075-05-00

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a request to utilize commissioning services on a project for **Phase 3 Renovations** at the William R. Snodgrass Tennessee Tower, Nashville, Tennessee.

SBC Project No. 529/079-01-95

EXECUTIVE RESIDENCE, NASHVILLE, TENNESSEE

- 1) Approved a request to utilize commissioning services through construction and acceptance phases on a project for **Maintenance, Renovations and Improvements** at the Executive Residence, Nashville, with such services provided as a gift by the State's commissioning contractor, International Commissioning Engineers.

SBC Project No. 460/028-01-02

OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE

- 1) Approved a request to employ a commissioning consultant that includes LEED certification and the selection of WorkingBuildings on a project for the **Joint Institute for Biological Science (JIBS)** at the Oak Ridge National Laboratory Campus at Oak Ridge, Tennessee.

Estimated Project Cost: \$8,000,000.00

Estimated Planning Cost: \$ 400,000.00

SBC Project No. 529/094-01-03

SPECIAL ITEM

- 1) Treasurer Dale Sims presented a report concerning the operations of the insurance program as required by TCA 12-3-908(b). After discussion, the Commission acknowledged acceptance of the report.

JAMES K. POLK STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,718,000.00 to \$1,968,000.00 (\$250,000.00 increase) of a project for **Interior Modifications** at the James K. Polk State Office Building, Nashville, Tennessee.

Revised Estimated Project Cost: \$1,968,000.00

SBC Project No. 529/075-02-02

ENERGY SAVINGS PERFORMANCE CONTRACTING

- 1) Mr. Fitts stated that on January 9, 2003, the Building Commission approved the services of an ESCO for energy savings performance contracting on State buildings. He said the intention was to have approval of individual delivery orders referred to the Subcommittee, with authority to act, but that approval had inadvertently been omitted from the Minutes. He said, unless there was an objection, he would like to correct those Minutes to reflect approval of individual delivery orders be referred to the Subcommittee, with authority to act. The Commission approved Mr. Fitts' request explanation and approved modification of the January 9, 2003 Minutes to reflect the action.

SBC Project No. 529/000-01-03

SBC Project No. 529/000-02-03

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on January 8, 2004.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Middle Tennessee State University**
(Beasley/Sims Renovations)
Change Order No. 9
Change Order Amount: \$10,644.91
Change Order Percent: .37
Cumulative Percent 12.47
SBC Project No. 166/009-03-01
2. **Middle Tennessee State University**
(Rutledge Stair/Sprinkler)
Change Order No. 3
Change Order Amount: \$4,431.19
Change Order Percent: 2.49
Cumulative Percent 12.04
SBC Project No. 166/009-05-98
3. **War Memorial Building**
(Emergency Electrical Repairs)
Change Order No. 4
Change Order Amount: \$14,759.27
Change Order Percent: 5.29
Cumulative Percent 17.30
SBC Project No. 460/080-01-03
4. **Library & Archives Building**
(Reroof and Parapet Renovation)
Change Order No. 8
Change Order Amount: \$17,775.45
Change Order Percent: 2.85
Cumulative Percent 17.96
SBC Project No. 529/043-01-01
5. **Citizens Plaza Building**
(Vending Stands)
Change Order No. 6
Change Order Amount: \$8,974.00
Change Order Percent: 4.67
Cumulative Percent 13.60
SBC Project No. 529/076-01-02

6. **Citizens Plaza Building**
(Vending Stands)
Change Order No. 7
Change Order Amount: \$2,153.00
Change Order Percent: 1.12
Cumulative Percent 14.72
SBC Project No. 529/076-01-02

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on January 20, 2004.

DESIGNER SELECTION LIST

Approved the designer selections as recommended.

- 1) **University of Tennessee Knoxville**
(Softball Stadium Expansion Feasibility Study)
Estimated Project Cost: \$75,000.00
SBC Project No. 540/009-01-04
Designer: **BULLOCK SMITH & PARTNERS**
- 2) **University of Tennessee**
(Dressing Room Lock Replacement)
Estimated Project Cost: \$300,000.00
SBC Project No. 540/009-02-04
Designer: **COPE ASSOCIATES**
- 3) **University of Tennessee**
(Hess Hall Renovations – Window Portion Only)
Est. Cost Window Portion: \$1,800,000.00
SBC Project No. 540/009-03-04
Designer: **THE LEWIS GROUP**
- 4) **TBI Regional Consolidated Facility, Memphis**
(Emergency Generator and Security Improvements)
Estimated Project Cost: \$115,000.00
SBC Project No. 500/002-01-04
Designer: **SMITH SECKMAN REID**
- 5) **James K. Polk Complex, Nashville**
(Museum Object Handler)
SBC Project No. 529/075-05-00
Designer: **CONNIE LANDERS**

6) **Oak Ridge National Laboratory**

(Joint Institute for Biological Science)

Estimated Project Cost: \$8,000,000.00

SBC Project No. 529/094-01-03

Commissioning/ LEEDS **WORKINGBUILDINGS**

Consultant:

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There being no further action, the meeting adjourned at 11:23 a.m.

Approved by: _____
M. D. Goetz, Jr., Commissioner
Department of Finance and Administration